

APPLICANT: AVENTURA CROSSINGS JOINT VENTURE

- (1) BU-1 & RU-3M to RU-4M
- (2) Applicant is requesting to permit a multi-family apartment development with a minimum setback of 21' (25' required) from the front (north) property line, setback a minimum of 18' (25' required) from the side street (west) Property line, setback varying from 15.42' to 21' (25' required) from the side street (east) property line and setback 15' (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit drives within 25' of an official right-of-way (none permitted).
- (4) Applicant is requesting to permit the multi-family residential development with a floor area ratio of .99 (.80 permitted).
- (5) Applicant is requesting to permit the multi-family residential development with a lot coverage of 38.5% (30% maximum permitted).
- (6) Applicant is requesting to permit certain buildings in the multi-family apartment development spaced a minimum of 10' (30' required) between units.
- (7) UNUSUAL USE for an entrance feature including a gate house, gate arms and gate box.
- (8) Applicant is requesting to waive the zoning regulations requiring Section line roads to be 80' in width; to permit 0' of dedication for N.E. 199 Street.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #4-#6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multi-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #3 and #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Aventura Crossing," as prepared by MSA Architects, consisting of 43 sheets, dated 3/1/05 and landscape drawings as prepared by Witkin Design Group, consisting of 3 sheets dated 3/18/05 totaling 46 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: Tracts "A," "B" & "C" of WEST DIXIE HEIGHTS, Plat book 42, Page 66, less that portion thereof lying within 40' of the west line of Section 34, Township 51 South, Range 42 East; TOGETHER WITH PARCEL 2: Banyan Street & Florida Avenue, as shown on said plat of WEST DIXIE HEIGHTS, LESS THEREFROM that portion lying within 40' of the west line of said Section 34; TOGETHER WITH: PARCEL 3: Lots 1 through 10, Block 4 of HALLANDALE PARK NO. 10, Plat book 29, Page 16, LESS THEREFROM: That portion of Lots 9 and 10, described in a right-of-way deed to the County of Dade, Official Records Book 5431, Page 560; TOGETHER WITH: PARCEL 4: That portion of the south 132' of the east ½ of Lot 3, lying west of the west right-of-way of West Dixie Highway, in Block 13, in Section 34, Township 51 South, Range 42 East, of HALLANDALE, Plat book "B," Page 13. TOGETHER

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HEARING NO. 06-4-CZ2-1 (00-59)

3-52-42 &
34-51-42
Council Area 2
Comm. Dist. 4

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WITH: PARCEL 5: That portion of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 52 South, Range 42 East, lying west of the west right-of-way of West Dixie Highway, less therefrom that portion lying within 40' of the west line of Section 3, Township 52 South, Range 42 East.

LOCATION: 20000 West Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.35 Acres

BU-1 (Business – Neighborhood)
RU-3M (Minimum Apartment House 12.9 units/net acre)
RU-4M (Modified Apartment House 35.9 units/net acre)